



3 Factory Cottages Godolphin Road, Helston, TR13 8QQ

£215,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Factory Cottages Godolphin Road

- TWO BEDROOM CHARACTER COTTAGE
- STUNNING TOWN & COUNTRYSIDE VIEWS
- SECLUDED GARDEN
- CLOSE TO TOWN AMENITIES
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - D61

Tucked away in a wonderfully private spot just moments from the heart of town, this delightful two bedroom cottage offers the best of both worlds - peace and seclusion alongside everyday convenience. Set in an elevated position, it enjoys lovely views across the town and surrounding countryside, including a picture perfect view of St Michael's Church from the front garden.

Beautifully presented, the cottage combines character and comfort throughout. A practical entrance/utility room leads into a well-appointed kitchen, while the ground floor bathroom adds convenience. The heart of the home is the spacious dual-aspect lounge/dining room, which enjoys plenty of natural light and effortlessly balances a sense of space with a warm, cosy ambiance, complete with a log burner for those cooler evenings.

Upstairs, you'll find two double bedrooms, with the main bedroom being particularly generous.

A true highlight of this property is its gardens. The rear garden is a secluded, lawned space framed by mature borders bursting with colour in the summer months. It also features a small nature pond, a handy shed and a covered area for storing logs or recycling. To the front, a charming gravelled courtyard provides a sunny, peaceful setting for al fresco lunches or evening drinks while taking in the stunning sunset views over the church and countryside beyond.

Just a short stroll from the town centre, local shops, Tesco and schools, this is a home that must be viewed to be fully appreciated. It's a great combination of charm, location and lifestyle.







LOCATION

Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse. Throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the summer. This property is situated in a tucked away location with a super garden and attractive outlook perfectly placed to enjoy all that the town has to offer whilst at the same time enjoying some peace and seclusion.

The modern part of the town and the surrounding nearby areas now boast many primary schools with the nearest secondary schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas, including the Coronation Boating Lake and the beautiful National Trust Penrose Estate which offers a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a ten minute drive of the thriving harbour and coastline at Porthleven, offering an array of shops and good quality restaurants along with world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a twenty to thirty minute drive.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance porch/utility room.

ENTRANCE PORCH/UTILITY ROOM 10' x 3'8" (3.05m x 1.12m)

A useful entrance area and utility room with windows to side and rear. Space and plumbing for washing machine. Space and point for undercounter freezer with worktop over. Glazed door to kitchen.

KITCHEN 9'8" x 9'9" (2.95m x 2.97m)

A lovely bright, dual aspect room fitted with a comprehensive range of contemporary style base and wall units with a one and a half bowl stainless steel sink and drainer with mixer tap. Neff electric oven with gas hob over and filter and light above. Wall mounted Worcester combi boiler, radiator. Opening to inner lobby.

INNER LOBBY

With space and point for fridge, window to rear, door to bathroom and door to lounge.

BATHROOM 7'1" x 5'6" (2.16m x 1.68m)

With suite comprising a bath with mixer tap and wall mounted shower attachment with aqua panel surround. Low level W.C., pedestal wash handbasin, radiator and window to rear.

LOUNGE/DINING ROOM 15'7" x 13'9" (4.75m x 4.19m)

A wonderfully spacious and light, yet at the same time, cosy and welcoming room with windows to both front and rear and door to front. Radiator, log burner set in a fireplace with brick surround and hearth, stairs rising to the first floor.

FIRST FLOOR LANDING

With doors to both bedrooms.

BEDROOM ONE 15'1" x 8'6" (4.60m x 2.59m)

With window to front offering townscape views. Radiator.

BEDROOM TWO 11'2" x 6'9" (3.40m x 2.06m)

With window to front offering townscape views. Radiator.

OUTSIDE

A real highlight of the property is the outside space. There are two main areas, the rear garden is mostly laid to lawn with borders stocked with an array of mature shrubs and plants, which offer a lovely display of colour during the summer months. There is also a useful shed and a covered area perfect for storing logs and recycling. To the front is a pretty gravelled courtyard garden with an amazing view of St. Michael's Church and the countryside beyond. This is the current owner's spot in which to enjoy an al fresco lunch on a sunny day or to watch the sunset as evening falls.

SERVICES

Mains water, electricity, drainage and gas.

AGENTS NOTE

The vendor informs us that this property benefits from a right of access through the neighbouring property to access Godolphin Road. The vendor generally uses the access from Brixton Terrace on a day to day basis.





DIRECTIONS

From our Helston Office proceed up the road on foot until seeing the turning for Penrose Road on your left hand side, take this turning and walk down the hill until seeing the turning for Brixton Terrace on your right. Proceed along Brixton Terrace until the end, turn right here where you will see a flight of steps ahead of you with the property at the top of the steps indicated by a Christophers For Sale Board. There is also access to the property via Godolphin Road. See agents note.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX

Council Tax Band B.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

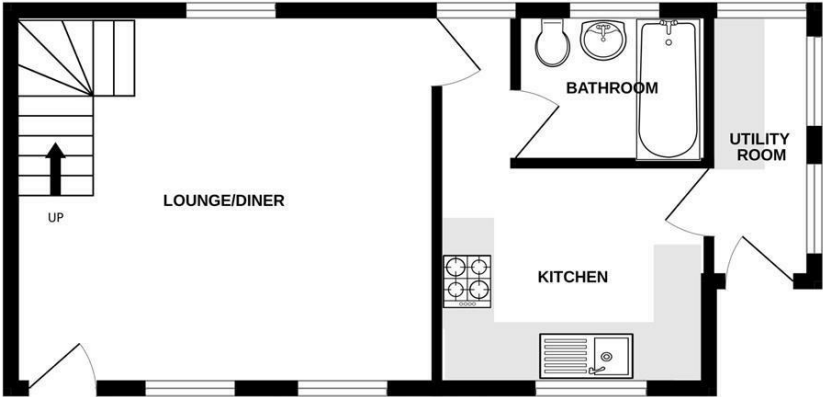
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

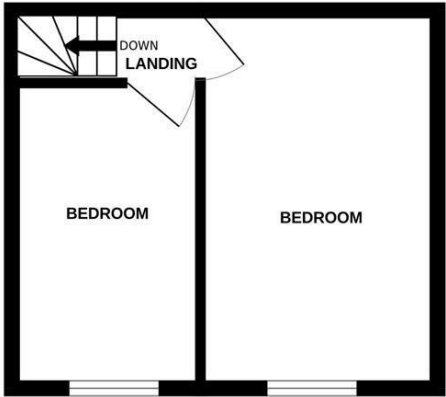
19th May, 2025.



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.




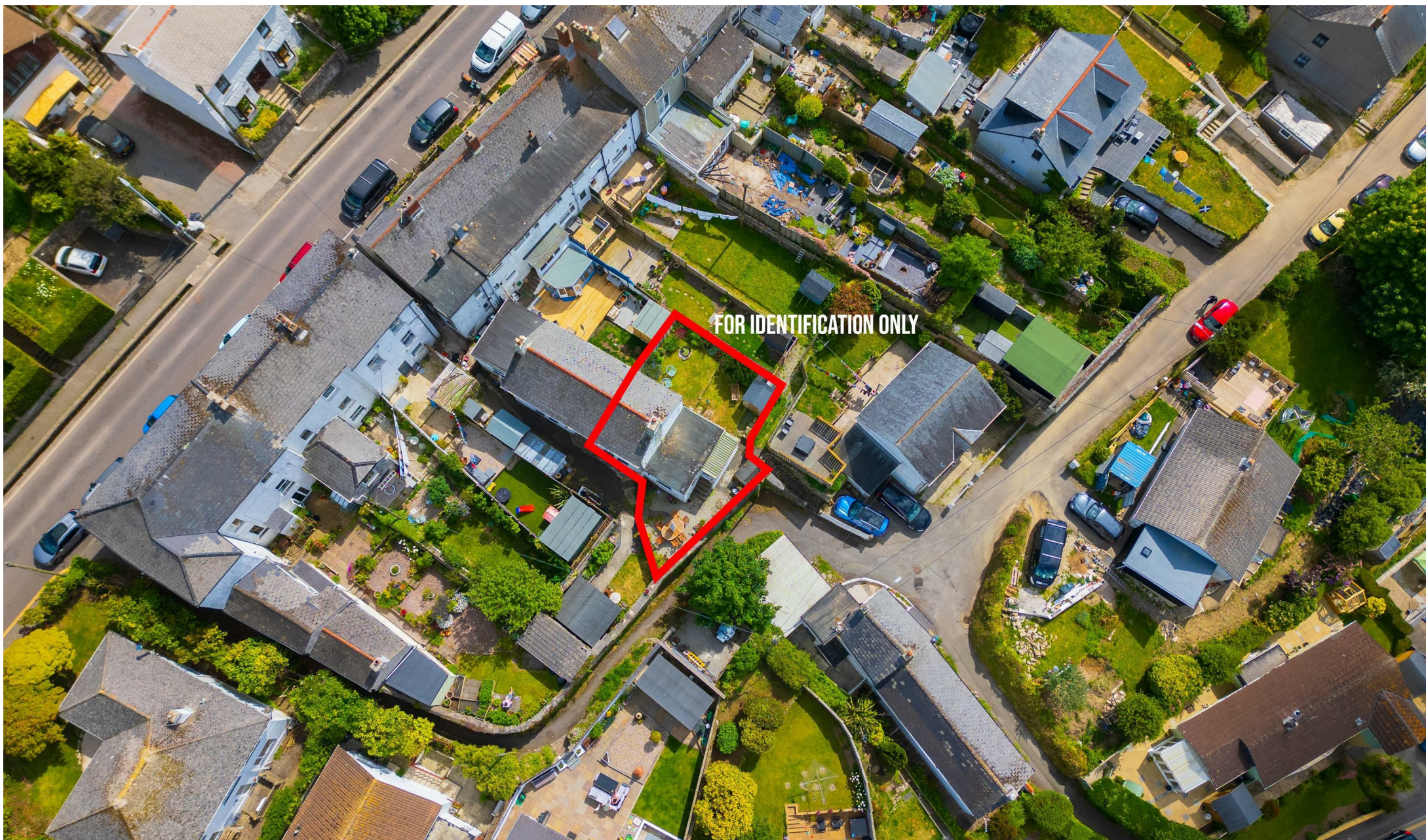
1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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